

Livingston, TN 38570



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	45,000 SF
Available SF:	45,000 SF
Lot Size:	4.21 Acres
Number of Units:	1
Year Built:	1975

PROPERTY OVERVIEW

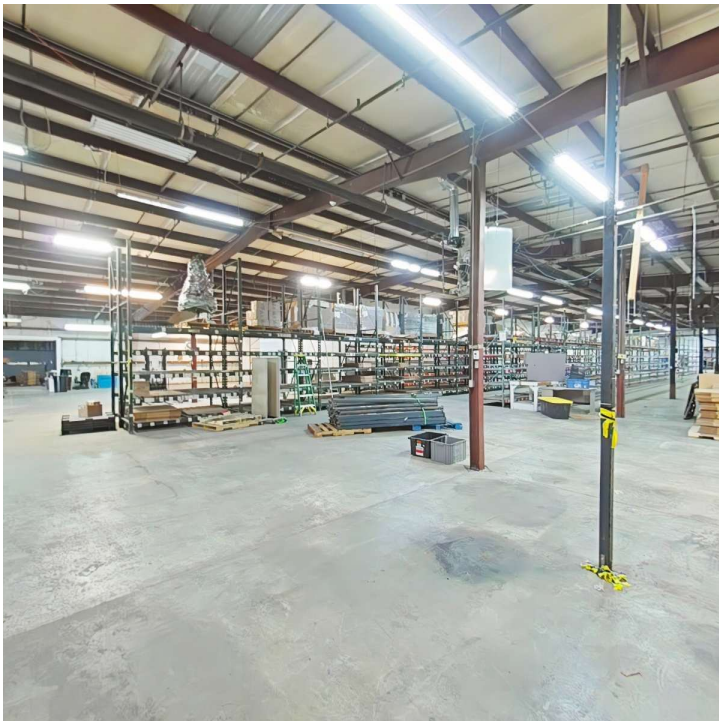
Prime industrial space at 167 Industrial Park Cir, Livingston, TN. With versatile warehouse space, offices, and ample parking, this property offers the perfect platform for business operations. The property has 6 dock doors and 5 drive-through doors. The customizable layout and amenities provide unparalleled flexibility. Convenient access to major transportation routes ensures maximum connectivity.

\$5 PSF NNN for 45,000 SF, or
 \$6.50 PSF NNN from 15K-30K SF,
 68 cents per foot is the reimbursement

PROPERTY HIGHLIGHTS

- - Functional industrial space
- - Flexible lease terms
- - Ample parking for staff and visitors
- - Close proximity to major transportation routes
- - 24/7 access for tenants

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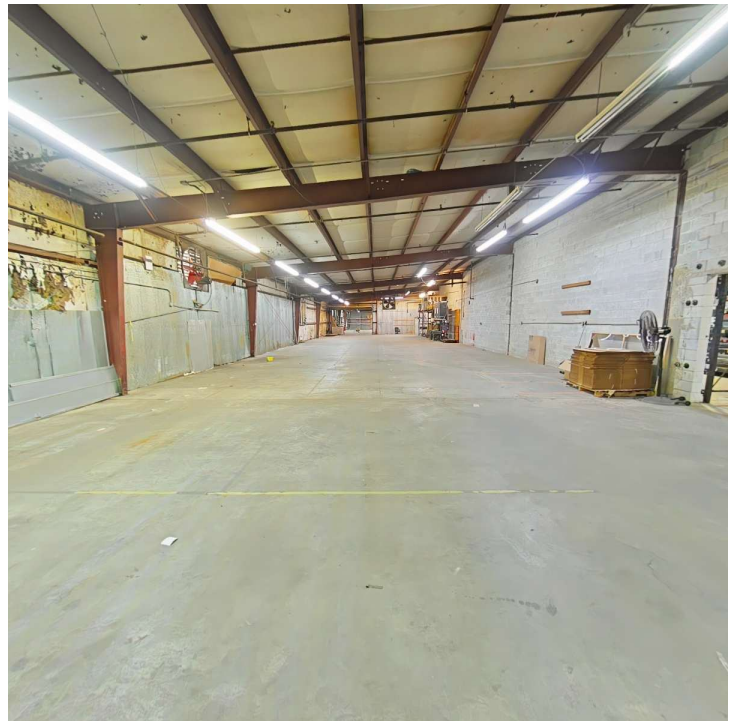
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Livingston, TN 38570



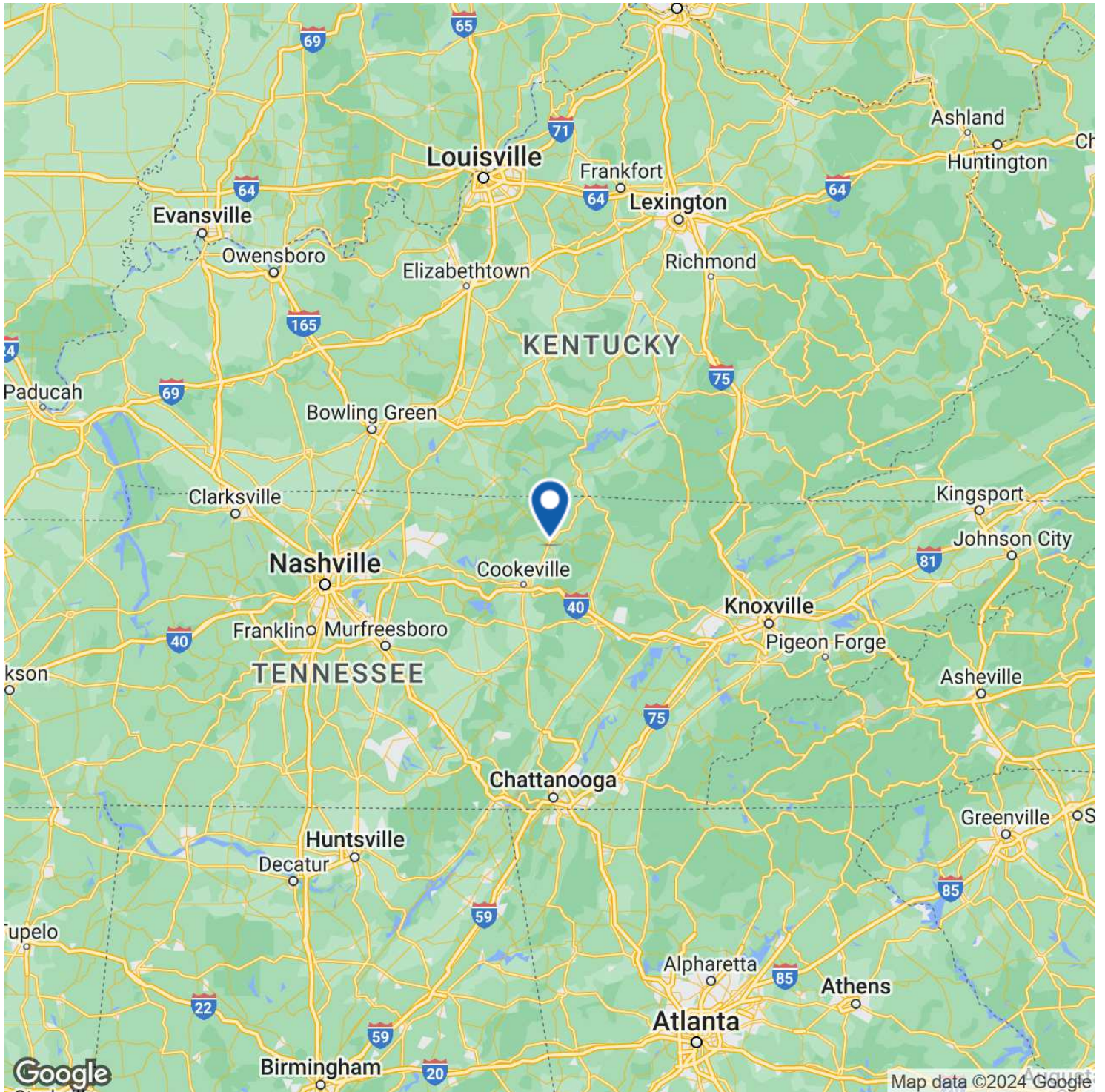
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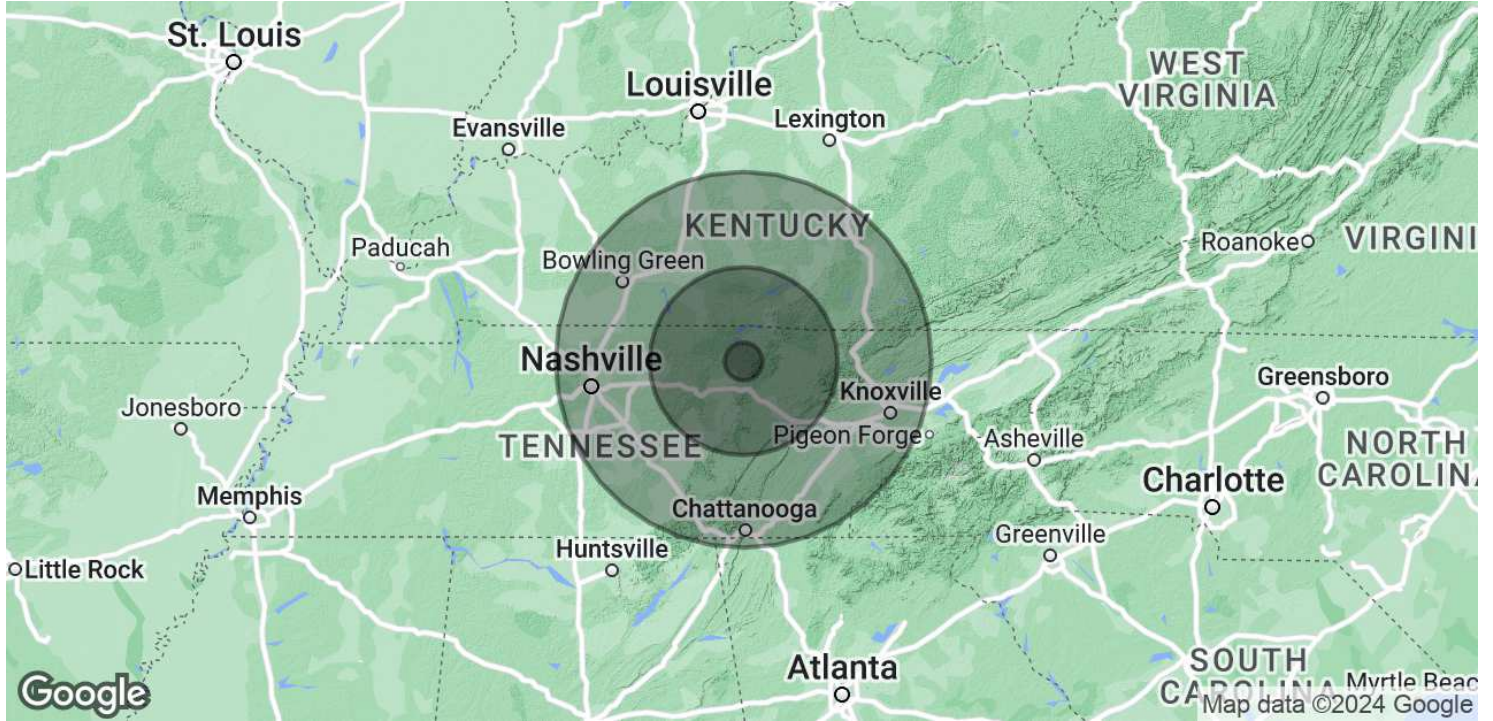
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POPULATION	10 MILES	50 MILES	100 MILES
Total Population	22,793	463,850	5,022,304
Average Age	43	43	41
Average Age (Male)	42	42	40
Average Age (Female)	44	44	42
HOUSEHOLDS & INCOME	10 MILES	50 MILES	100 MILES
Total Households	9,245	188,376	1,993,236
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$73,854	\$73,290	\$95,619
Average House Value	\$263,439	\$249,037	\$366,292

Demographics data derived from AlphaMap

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